THE PETERS TEAM · CHARLOTTE, NORTH CAROLINA

2026 Charlotte Market Report

Median sale prices, price per square foot, days on market, inventory and year-over-year appreciation across 15 Charlotte-area markets. Prepared by Nicholas Peters (Broker/Owner, NC Real Estate License #223672) and Miriam Peters (Broker-in-Charge).

Charlotte market at a glance	
Metro median sale price	$420,000
Year over year	6.3% (from $395,000)
Median price per sq ft	$225
Average days on market	28 days
List-to-sale ratio	98.2%
Active listings (tracked areas)	3,515
Closings, last 30 days (tracked areas)	1,176
Markets favoring sellers	13 of 15

What the numbers mean

The metro median sits at $420,000

Charlotte's median sale price is $420,000, up from $395,000 a year ago — a 6.3% gain. Homes average 28 days on market and close at 98.2% of list price, so well-priced listings still move quickly.

Price per square foot is the fairer comparison

Median price mixes house size into the number. Across the areas we track, price per square foot runs from roughly $190 to $380. Comparing $/sq ft between two neighborhoods tells you what you are actually paying for location.

13 of 15 tracked areas still favor sellers

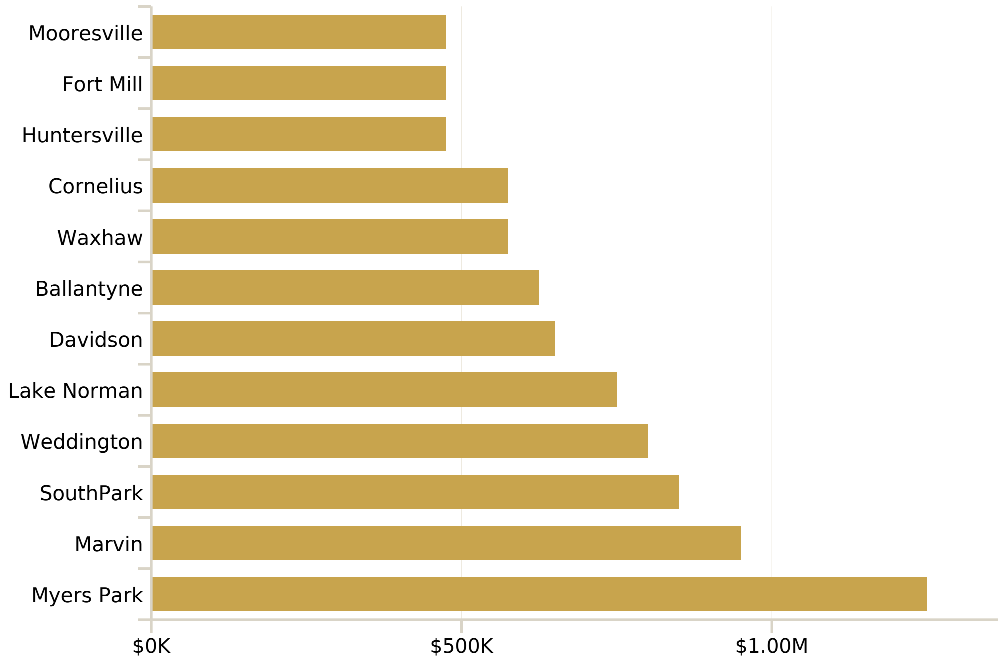
Inventory has improved but has not flipped the market. Buyers get the most negotiating room in areas with more months of supply and longer days on market; the tightest areas still see competing offers on updated homes in strong school assignments.

Appreciation is uneven across the metro

The tracked areas average 6.8% year-over-year appreciation, but the spread matters more than the average. The leaders in this report gained the most over the past year, while established luxury areas moved more slowly from a much higher base.

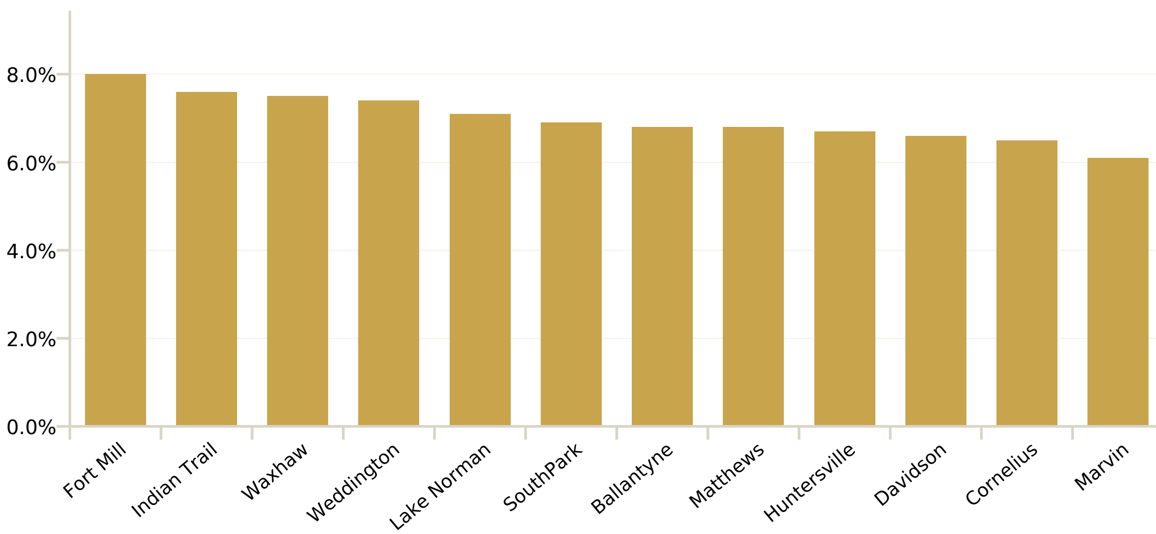
Median price by Charlotte neighborhood

Highest median sale price among tracked Charlotte-area markets.



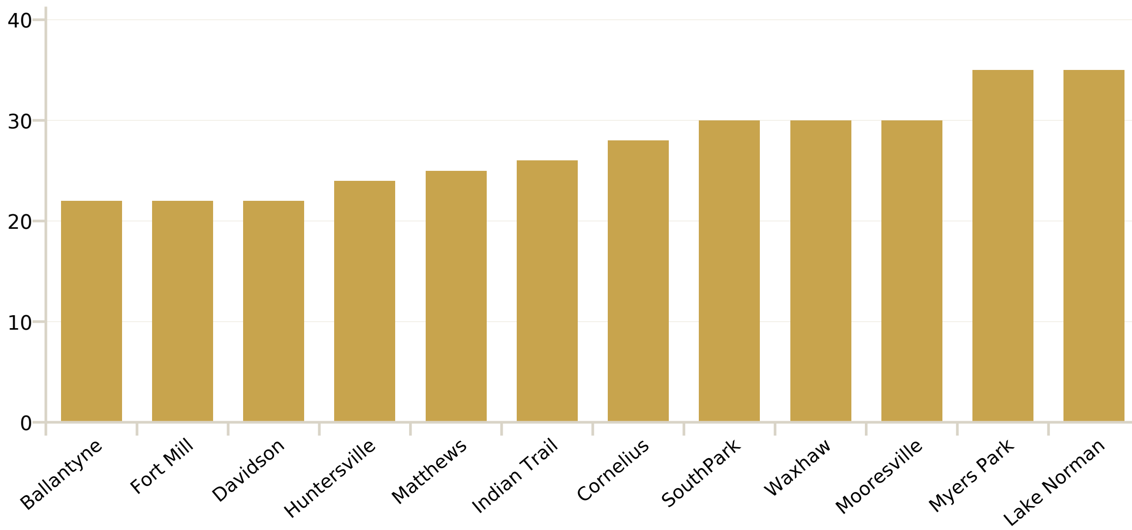
Year-over-year appreciation

Percentage change in median sale price over the past 12 months.



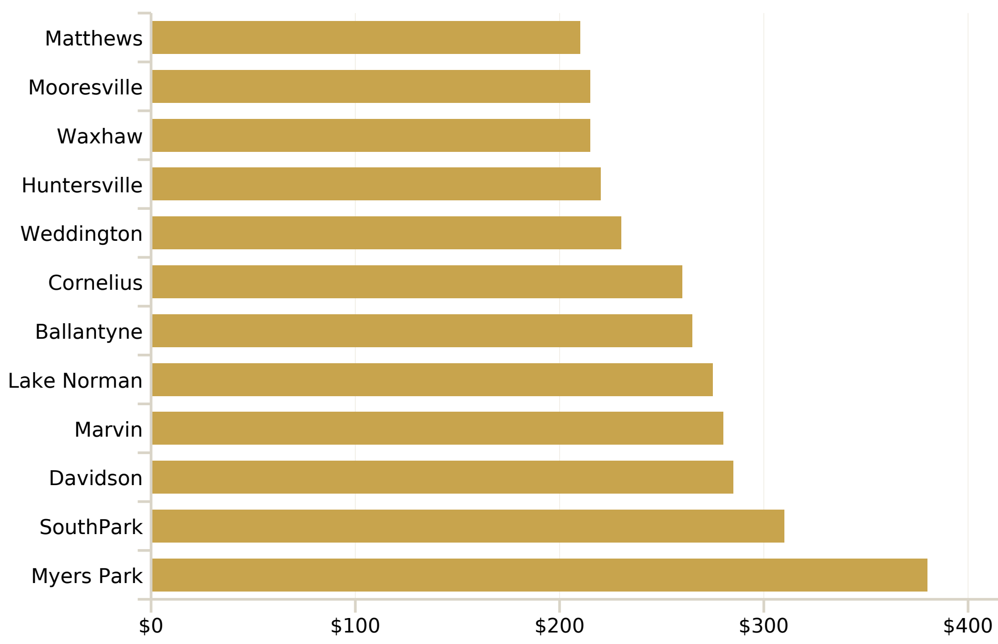
Days on market — fastest Charlotte markets

Average days from list to contract. Lower means faster competition for buyers.



Price per square foot

The fairer comparison between neighborhoods, because it removes house size from the number.



Charlotte neighborhood market data

Every tracked Charlotte-area market with median sale price, price per square foot, average days on market, active inventory, months of supply and year-over-year change. Months of supply is active listings divided by the most recent 30 days of closings.

Market	Median price	$/sq ft	Days	Active	Mo. supply	YoY
Charlotte	$420,000	$225	28	1,850	3.0	6.3%
Ballantyne	$625,000	$265	22	180	2.8	6.8%
SouthPark	$850,000	$310	30	120	3.2	6.9%
Myers Park	$1,250,000	$380	35	85	3.9	5.9%
Weddington	$800,000	$230	38	55	3.7	7.4%
Waxhaw	$575,000	$215	30	140	2.9	7.5%
Lake Norman	$750,000	$275	35	210	3.8	7.1%
Matthews	$425,000	$210	25	110	2.6	6.8%
Huntersville	$475,000	$220	24	130	2.6	6.7%
Fort Mill	$475,000	$205	22	160	2.7	8.0%
Davidson	$650,000	$285	22	45	2.5	6.6%
Cornelius	$575,000	$260	28	90	2.8	6.5%
Mooresville	$475,000	$215	30	195	3.4	6.0%
Indian Trail	$425,000	$190	26	115	2.6	7.6%
Marvin	$950,000	$280	40	30	3.8	6.1%

Work with The Peters Team

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